





### Property Description

AN IMPRESSIVE & SPACIOUS SEMI DETACHED PROPERTY OCCUPYING A HUGE PLOT IN BRIERLEY HILL. SITUATED WITH MERRY HILL SHOPPING JUST AROUND THE CORNER. THE DRIVEWAY IS A SUBSTANTIAL SIZE WITH SPACE FOR SEVERAL VEHICLES. LARGE GARDEN FOR ENTERTAINING WITH SCOPE FOR EXTENDING(STPP)

### To The Front

Security gates give access to driveway. Steps down to side gate giving access to garden and front door.

### Hallway

Front door gives access to hallway with double glazed window to front elevation, doors to wc and breakfast kitchen.

### Breakfast Kitchen

Double glazed window to front elevation, understairs storage cupboard, a range of wall and base units. Work surfaces incorporating sink. Electric oven, gas hob and extractor fan above. Plumbing for automatic washing machine. Provision for further domestic appliances. Door to;

### Lobby

Double glazed door to rear garden and stairs off to first floor landing.

### Lounge

Double glazed window to front elevation and double glazed french doors to rear garden. Radiator and fireplace.

### Landing

Doors to all bedrooms and bathroom.

### Bedroom One

Double glazed windows to front and rear elevations. Radiator and fitted wardrobes.

### Bedroom Two

Double glazed window to front elevation and radiator. Mirrored fitted wardrobes. Fitted dressing table.

### Bedroom Three

Double glazed window to rear elevation and radiator. Mirrored fitted wardrobes.

### Rear Garden

Fully enclosed rear garden with patio area. Steps down to good size lawn.





**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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